

**SPEX 2010-0005 WELL 14 STONE EDEN PROPERTY
APPROVED CONDITIONS OF APPROVAL
SEPTEMBER 8, 2010**

1. **Special Exception Plat.** The Special Exception use, structure or use for local governmental purposes (public well), shall be developed in substantial conformance with the revised Outlet Lot "A", Well Lot, Town of Hamilton Special Exception Plat prepared by Stantec Consulting Services, Inc., dated March, 2010 and revised through March 26, 2010, and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map /45//37//WELL/ (PIN # 454-20-8349) (the "Property") shall not relieve the applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. **Pumping, Monitoring, and Mitigation Plan.** Use of the well on the Property ("Well 14"), including but not limited to pumping, monitoring, and potential mitigation of impacts due to the use of the well, shall be in accordance with the provisions of the accepted Pumping, Monitoring and Mitigation Plan (PMMP) for Town of Hamilton Well 14, dated October 15, 2007, and the attached Additional Requirements Regarding Pumping, Monitoring, and Mitigation for SPEX 2010-0005 Well 14 Stone Eden Property, provided that the attached Additional Requirements shall take precedence in the event of conflict with the PMMP. The Applicant shall continue monitoring of adjacent wells and shall provide quarterly reports, including all data collected and required to be collected, to the Loudoun County Department of Building and Development as established in the PMMP. In accordance with the attached Additional Requirements, such monitoring and reporting shall, if requested by the Board of Supervisors, continue beyond the initial 2-year monitoring period provided for in the PMMP and extend at least one year beyond the next one-year period October 1-September 30 that exhibits moderate drought conditions in Loudoun County as reported by the U.S. Drought Monitor (which is compiled and/or published jointly by the U.S. Department of Agriculture, the Department of Commerce/National Oceanic and Atmospheric Administration, and others, and is accessible on-line at <http://www.drought.unl.edu/dm/monitor.html>) following approval of SPEX 2010-0005. The Applicant shall also work with Loudoun County staff to develop and implement a reporting system to inform adjacent property owners of monitoring reports and investigate situations in which private wells may have been significantly impacted by Well 14.
3. **Noise Attenuation.** The Applicant shall install an earthen berm on the Property at least four (4) feet in height, between the generator and the northern property boundary. The berm will begin at approximately the eastern end of the existing control building and run approximately 70 feet in an easterly direction. The berm shall be completed within 60 days after issuance of the zoning permit for the generator. Until the berm has been completed, the generator shall not be operated for more than thirty (30) minutes per week, and any such operation shall be only between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday. After installation of the berm, the noise level of the generator will be tested to document that the noise level does not exceed 55 dBA, measured at the northern property line. Such measurement shall be continuous noise measured using a slow meter response of the sound level meter. Should additional noise mitigation be necessary, a board on board fence will be installed on the berm. The

Applicant will work with the County Urban Forester to provide suitable landscaping of the berm. The plantings may include a mix of low maintenance shrubs and trees and will consist of a planting density similar to a Type 2 side/rear buffer. The Applicant shall provide documentation that noise created by operation of the generator is in compliance with the noise standards of Section 5-1507 of the Revised 1993 Zoning Ordinance.

4. **Generator Test.** Generator tests lasting for one half-hour shall only be scheduled each week between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday.
5. **Lighting.** All lighting on the Site shall comply with the requirements of Section 5-1504 of the Revised 1993 Zoning Ordinance regarding Light and Glare Standards. All lighting shall be full cutoff and fully shielded lighting fixtures such that the light will be directed downward and away from adjacent properties and the direct glare of the bulb shall not be visible beyond the property line of the parcel, and the lighting system shall be operated by motion sensor. The lighting will be designed in such a manner as to minimize the impacts on the nearby residential uses.